

**LINKED MINUTES OF THE CITY OF HISTORIC PRESERVATION ADVISORY
BOARD HELD IN THE JANELL WHITLOCK MUNICIPAL COMPLEX ON JUNE 18,
2026, AT 1:30 P.M.**

Present:	Ken Britt	Chairman
	Larry Mitchell	Vice-Chairman
	Dr. David McIntosh	Board Member (<i>Via Web</i>)
	Veronica Barnhart	Board Member
	Marsha Doss	Board Member

Absent:

Also Present:	Jeff Patterson	Director of Planning and Zoning
	Trysha Ortiz	Deputy Director Planning and Zoning
	Stephan Brown	Compliance Clerk
	Patrick McManus	Project Manager
	Denise Green	Carlsbad MainStreet

0:00:04 **1. ROLL CALL AND DETERMINATION OF QUORUM**

Roll was called determining the presence of a quorum.

0:00:33 **2. APPROVAL OF MEETING MINUTES – MAY 21, 2026**

0:00:51 **MOTION**

The motion was made by Mrs. Doss and seconded by Mrs. Barnhart to approve the meeting minutes from May 21, 2026

0:00:56 **VOTE**

The vote was as follows; Yes - Britt, Mitchell, McIntosh, Barnhart, Doss; No - None; Absent - None; the motion carried

0:01:20 **3. DISCUSSION REGARDING THE ODDFELLOW'S BUILDING AT 213 W. MERMOD ST.**

Denise Green stated she spoke with the owner of 213 W. Mermod St., who assured her the Historic Oddfellows sign would not be removed. She said Carlsbad MainStreet hopes to restore the sign and return it to working order.

0:02:47 **4. DISCUSSION REGARDING THE NEON SIGN PROJECT WITH CARLSBAD MAINSTREET**

Ms. Green stated the project consists of neon signs, as well as artwork and murals on several buildings, including the Oddfellows building. She explained discussions and an inspection of the alley wall revealed the stucco is deteriorating. She said one option presented was to remove the stucco; however, doing so would exceed the project's

budget. **Ms. Green** stated she is working with an architect contracted through New Mexico MainStreet to evaluate the structural integrity of the building before any work begins. She explained the project is intended to represent the history of the area. She said the murals and artwork will include QR codes providing information about both the artwork and the building on which it is displayed. **Ms. Green** stated the Bradley Law Office has granted permission for murals to be installed on its building. She said Carlsbad MainStreet will also work with the Pearl of the Pecos Committee on several murals and other artwork. **Ms. Green** stated the project will hopefully include a rehabilitated historic neon sign installed in the alleyway. She said an existing pole could be used for the sign, but an evaluation is underway to determine whether the pole can be extended or if replacement will be necessary.

Mr. Britt asked whether extending or replacing the pole would require a permit from the city. **Mr. Patterson** said the answer is unclear at this time because the permit requirements will depend on the scope of the work.

Mr. Britt asked who would be responsible for paying the electricity costs. **Ms. Green** said the city would pay for the electricity.

Mr. Mitchell asked what type of sign would be installed. **Ms. Green** said Carlsbad MainStreet is working with Southeast New Mexico College's Art and Welding classes to design and construct the sign.

0:14:58 **5. DISCUSSION REGARDING THE UPDATE AND REVISION TO THE HISTORIC PRESERVATION OVERLAY ZONE ORDINANCE**

Mr. Patterson stated he has made revisions to the Ordinance using information provided by the State. He said he also reached out to a third party to review the ordinance but has not yet received a response. He explained this section will be incorporated into the Zoning Ordinance and requested committee members provide feedback as soon as possible so the revisions can be submitted to the State for further review.

0:21:40 **6. CONSIDER APPROVAL OF THE UPDATED HISTORICAL PROTECTION OVERLAY ZONE DISTRICT MAP**

Mr. Patterson stated the map has been expanded to include West Hagerman Street, the area south of Greene Street, and the area west past Alameda Street. He said the library, museum, City Hall, and the Eddy County Administration Building are also included. He asked if committee members had any additional areas to suggest for inclusion.

Dr. McIntosh asked what is located on the southeast corner of Alameda Street and Fox Street. **Ms. Ortiz** responded it is a youth center. **Mr. Patterson** stated he would inquire why the property was not included on the updated map.

Mr. Patterson noted the property at 202 S. Main Street has been cleaned up and appears to be in the process of having the remaining debris removed.

Dr. McIntosh asked why some blocks are divided down the middle. **Mr. Patterson** said he was unsure but would obtain the answer.

Mrs. Doss asked whether property owners had previously been contacted or if this would be the first notice they received. **Mr. Patterson** said this would most likely be the first time property owners have been informed.

0:37:55 **MOTION**

The motion was made by Mr. Mitchell and seconded by Dr. McIntosh to table the item until the next meeting

0:38:07 **VOTE**

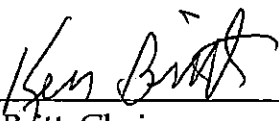
The vote was as follows; Yes - Britt, Mitchell, McIntosh, Barnhart, Doss; No - None; Absent - None; the motion carried

0:38:32 **7. PUBLIC COMMENTS AND ANNOUNCEMENTS. ALL COMMENTS MUST BE RESPECTFUL AND COURTEOUS (THREE-MINUTE TIME LIMIT PER PERSON)**

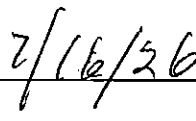
None at this time.

0:40:31 **Adjourned**

With no further business, Mr. Britt adjourned the meeting at 2:16 PM.



Ken Britt, Chairman



Date